

MEDICAL OFFICE SPACE FOR LEASE

# Physicians Plaza

100 COVEY DRIVE | FRANKLIN, TN





# Property Overview

**51,720 SF**

3 Story Medical Office Building

## Location

Convenient location with direct access to I-65 and Murfreesboro Rd.

Nestled within Williamson Health's Medical Center hospital campus.

## Parking

Free staff and patient surface parking with covered drop-off area.

## Building

Owned and managed by Welltower.

Common area renovations scheduled in 2024.

## Availabilities

**210A** | 1,479 SF | Spec suite in-process - late 2024

**306** | 626 SF | Available now

**309** | 3,031 SF | Available August 2024

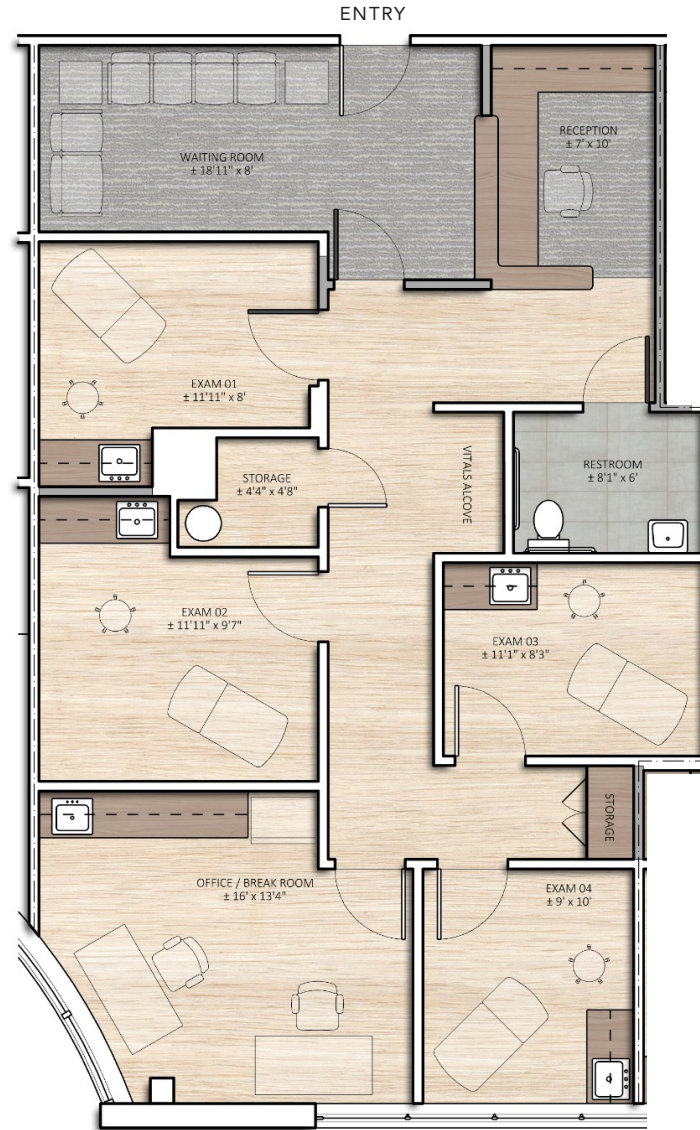
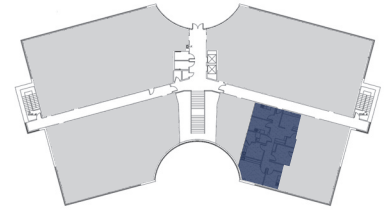
[PROPERTY PAGE](#)



# Suite 210A

1,479 SF | Available December 2024

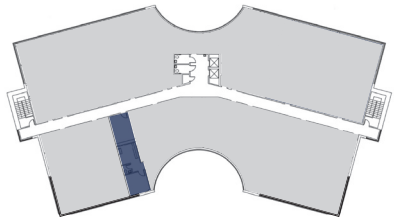
- Spec suite build-out in process
- 4 exam rooms
- 1 office / break room
- In-suite restroom



*\*Planned Layout*

# Suite 306

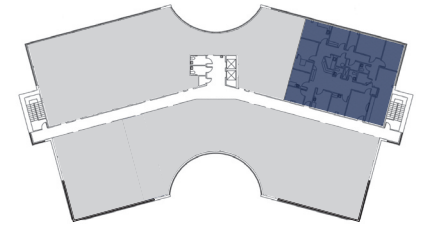
626 SF | Available Now



VIRTUAL TOUR



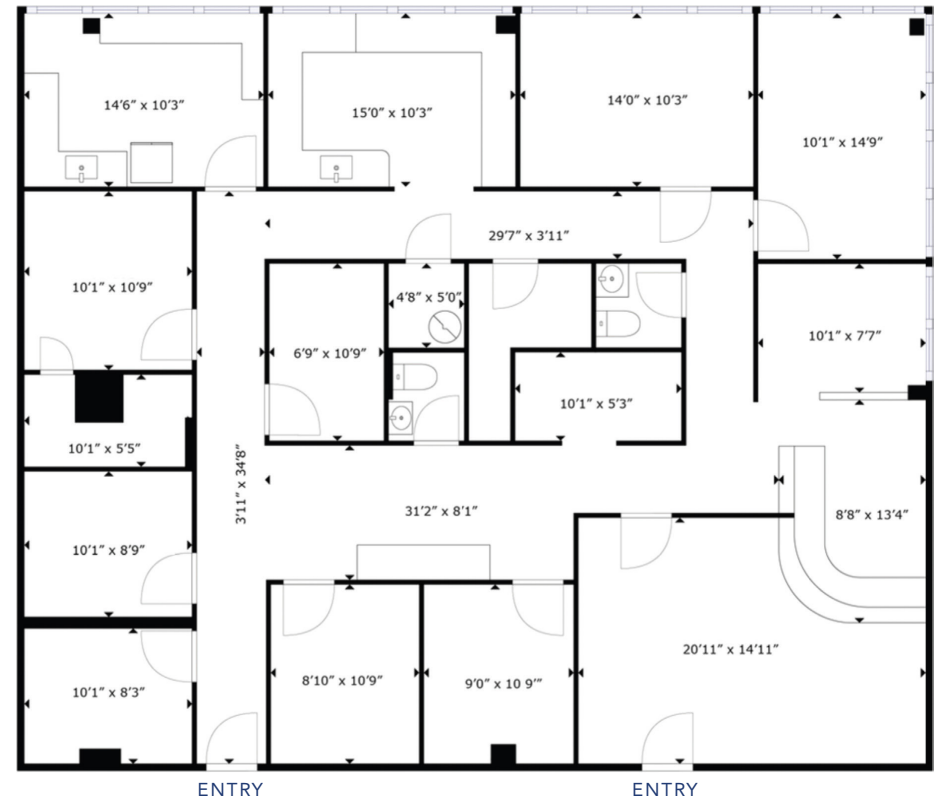
# Suite 309



3,031 SF | Available August 2024

- 8 exam rooms
- 3 offices
- Kitchen/break room
- 2 in-suite restrooms
- Second entry
- Waiting/reception area
- Corner suite

[VIRTUAL TOUR](#)





# Demographics & Tenant Mix

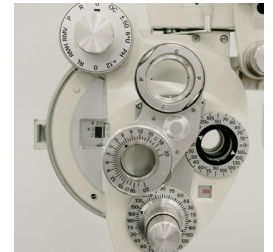
|  | 3 MILES   | 5 MILES   | 10 MILES  |
|--|-----------|-----------|-----------|
| 2023 Population                          | 50,946    | 96,759    | 223,788   |
| 2028 Population Projection               | 55,067    | 104,669   | 241,434   |
| Historical Population Growth (2010-2023) | 30%       | 31%       | 36%       |
| Avg Household Income                     | \$133,813 | \$135,190 | \$151,863 |

## INSURANCE MIX (5 MILES)

|                 |     |
|-----------------|-----|
| Employer Paid   | 66% |
| Direct Purchase | 10% |
| Medicare        | 5%  |
| Medicaid        | 4%  |
| Multiple        | 15% |

## TENANT MIX

Clinical Trials Center of Middle TN  
 Dr. Naomi Paschall (OBGYN)  
 Face it Franklin  
 Female Urology  
 Hanger Prosthetics & Orthotics  
 Hearing Services of Franklin  
 Tennessee Retina  
 Tennessee Maternal Fetal Medicine  
 Vertex Spine & Pain  
 Williamson Medical Center  
 Zeh Family Dentistry





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